



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3008055
Applicant Name: Doug Hannam
Address of Proposal: 11041 23rd Avenue NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 7,509.5 sq. ft and B) 7,509.5 sq. ft. Existing structures to be removed.

The following approval is required:

Short Subdivision – to subdivide one parcel into two lots.
(Chapter 23.24, Seattle Municipal Code)

SEPA DETERMINATION: Exempt DNS MDNS EIS

 DNS with conditions

 DNS involving non-exempt grading or demolition,
or involving another agency with jurisdiction.

BACKGROUND DATA

Site visit: November 2, 2007.

Zoning: Residential, Single-Family 7200 (SF7200).

Uses on Site: One single-family residence and a detached garage.

Substantive Site Characteristics:

This 15,019 square foot subject site is a rectangular lot that fronts on 23rd Avenue NE to the east. There is an existing single-family home and a detached garage on the lot. An asphalt driveway along the southern boundary of the lot leads to the detached garage. The lot slopes gently up from the road with an elevation change of about ten feet over the 200-foot length of the lot. There are several trees on the property including a row of Douglas Firs along the western (rear) property line, an assortment of deciduous trees scattered throughout the property, and three trees in the southeast corner of the lot. At the very southeast corner of the lot is a 28-inch diameter at breast height Madrone. This tree is considered to be an exceptional tree under Director's Rule DR 6-2001.

The site and surrounding properties are zoned Residential, Single-Family 7,200 (SF7200). The site is not located within any mapped environmentally critical areas.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 15,019 square feet into two parcels of 7,509.5 square feet each. Parcel A will be created on the northern half of the original lot and Parcel B will be the southern half. Pedestrian and vehicular access to both lots will be provided by 23rd Avenue NE. The exceptional tree (Madrone) will be retained.

Public Comment:

The comment period for this proposal ended on October 24, 2007. During this period, there was one comment letter received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees; and*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing; and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision.

The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply, and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The site is not within a mapped critical area; therefore, SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS – SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

During Construction

1. The 28-inch Madrone (*Arbutus Menziesii*) is considered an exceptional tree per DR 6-2001 and shall be retained, this shall be noted and the tree protection area shall be shown on the final plat.
2. Provide arborist recommendations for the removal of the 34-inch Douglas Fir (*Pseudotsuga Mensiesii*) that ensure protection of the Madrone.
3. If any tree removal work needs to occur within the arborist-designated protection area, a certified arborist must be on-site during the removal work.

Prior to Building Permit Issuance

4. The arborist report and recommendations shall be provided at building permit intake.

